

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**DECEMBER 3, 2009 (6:30PM)**  
**AGENDA**

**1. CALL BOARD MEETING TO ORDER**

**2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda)**

Each unit has about 3 minutes to address their concern to the Board

M.M. neighboring issues

Bill Byers – removal of bushes next to Phase I temporary parking spaces (Todd)

**3. APPROVAL OF PRIOR MEETING MINUTES**

**4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**

See Financial Statement and/or Balance Sheet

Operating Expenses about XX% below budget

**5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- List of dry rot repair for Sea View: none at this time
- #104 (Gardea) moisture in unit;
- 7606 retaining wall, engineers, City inspector, etc. (removal of trim around dryer vent outlets?)
- Cox cable upgrade – Letter sent with October & November Newsletter
- Identifying water meters
- Gate entry system
- Annual Meeting, 1/14/10, at 6PM, at Goleta Valley Community Center

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- Emailing newsletters
- Getting dumpster to recycle Christmas trees?
- Trash enclosures
- Recording lien
- Assessment, income, expense, budget, management, maintenance, repairs of the development
- Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

- Late payers through end of last month (balances of \$500 or more): 8 units
- Foreclosure

**8. ADJOURNMENT (Scheduled meeting – Annual Meeting on 1/14/10 @ 6PM)**

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